

FORM B – BUILDING

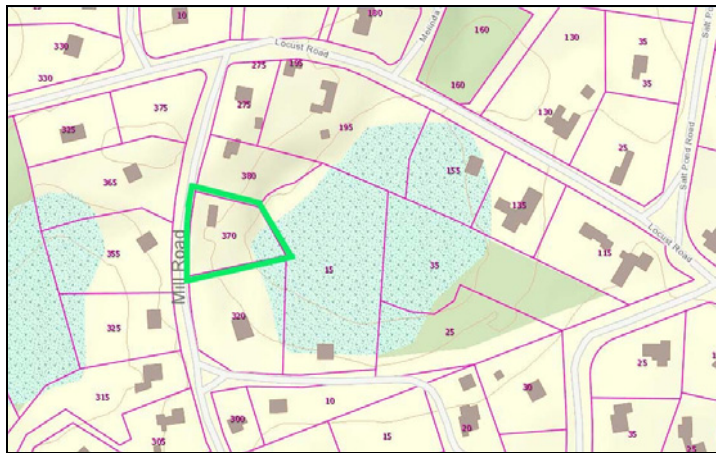
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View from northwest.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: April 2013

Assessor's Number USGS Quad Area(s) Form Number

11-73

ORLEANS

EAS.613

Town/City: Eastham

Place: (*neighborhood or village*): Eastham Center

Address: 370 Mill Road

Historic Name: Julia D. Richardson House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: 1930

Source: deeds, tax records

Style/Form: Craftsman Cottage/Bungalow

Architect/Builder: unknown

Exterior Material:

Foundation: concrete block

Wall/Trim: wood shingle (painted)/wood trim

Roof: asphalt shingles

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): none

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.46 acre

Setting: The subject property is located on the east side of Mill Road between Locust Road and Moore Lane. It lies within a single family residential neighborhood and is bordered on the east by a wetland.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

370 MILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

This one-story Craftsman Cottage has retained its original historic character and charm for over 80 years. The dwelling is oriented with its front facade to the left (north) side yard with a hipped-roof full front porch having a central entrance. A large exterior brick chimney dominates the west facade, which faces Mill Road. The house has a gable roof with wide overhanging eaves, minimal verge boards, a small interior brick chimney and a shed-roofed dormer on its east side. The windows are Craftsman-style four-over-one double hung sash with vertical muntins. Only the windows in the gable peaks appear to have been replaced. A small rear entrance vestibule with lower gable roof extends from the south facade; it is slightly recessed from the west facade. Its wood door, with a four-light window above horizontal panels, looks to be original. A deed restriction placed on the property in 2010 limits the number of bedrooms to two to address health (septic) standards. (See floor plans, below.)¹

Although not evident from the street, the house has an east-facing tuck-under garage, access to which is via a long driveway some distance from and north of the house that curves around to the lower level garage entrance. An exterior stair with pipe railing allows access between the basement level yard and the front yard which is essentially at street level.

A split-rail fence, erected in 1996, runs along the front property line with a break for a brick-paved sidewalk to the rear entrance.² Mature deciduous trees, foundation plantings and coniferous shrubs grace the subject property.

HISTORICAL NARRATIVE

The house at 370 Mill Road was built on land that belonged in the 1860s to Benjamin and Charlana Doane Atwood and probably had been part of the land in this area owned by Charlana's father, Solomon Doane (1777-1816). In 1869 Benjamin Atwood's estate sold his property to master mariner Barnabas H. Chipman, whose family owned it until 1930. In July that year Chipman's daughter-in-law Wilhelmina A. Chipman (wife of Arthur C. Chipman, Barnabas's son), sold ten acres of the family property to Julia D. Richardson of Hingham.³ The deed does not mention buildings, though the Barnabas Chipman homestead, later the local inn known as the Overlook, was part of earlier deeds of undetermined acreage.

Julia D. Richardson was the wife of insurance broker Maurice H. Richardson. Born about 1898 in Massachusetts, her parents were Irish immigrants; little else is known about her. Tax records for 1931 show her as the owner of ten acres and two cottages, one valued at \$3000 and the "old cottage" at \$275. The former appears to be 370 Mill Road.

By February 1935 Julia Richardson had defaulted on her Cape Cod Co-operative Bank mortgage, and the bank took possession of the ten-acre property.⁴ Tax records for 1937 show the Yarmouthport bank with the cottage valued at \$2500, the "old cottage" at \$200, a two-car garage, and 13.43 acres. In 1938 the bank sold the land and buildings to Rupert G. and Alla G. Emerson. Born in 1899 in Rye, New York, Rupert Emerson was the son of Manhattan stock broker William Key Bond Emerson and his wife Maria Holmes Furman Emerson. His father's 1900 Rye household included himself, his wife, and his infant son as well as seven domestic servants.

Rupert Emerson served in the Navy during World War I. In 1925, while he was studying for his doctorate at the London School of Economics, Emerson met and married Alla Julieвна Grosjean, who was born in Russia in 1901. Emerson received his Ph.D. in 1927 and became a government and political science instructor at Harvard University in the same year. He was a member of the Harvard political science faculty for forty-three years and specialized in Asian and African nationalism. He was made a full professor of international relations in 1946 and was a visiting professor at Yale, Berkeley, UCLA, and the American University at Cairo. Emerson was professor emeritus in political science at Harvard from 1970 to 1979.

Rupert and Alla Emerson owned a thirteen-acre parcel including 370 Mill Road until 1947-48, when they sold four acres in two parcels to Eastham shell fisherman Fred Prescott Turner and his wife Esther (possibly his second wife). The 1947 deed specified that "no commercial cabins or overnight camps are to be erected on the land covered by said deed."⁵ Tax records for 1950 show Fred Turner with two houses valued at \$2000 and \$400, but records for 1954 document only the more expensive house on four acres at 370 Mill Road. In 1954 the Emersons still owned the two cottages on their adjacent nine-acre lot.

The Turners owned 370 Mill Road until 1958 when they sold the property to Henry J. McCusker of Quincy, who in turn sold it two years later to Warren B. and Hattie Turner. Warren B. Turner was probably the Warren B. Turner shown as an eight-year-old son

¹ Town of Eastham Health Department records, plans for the well placement and septic system were approved on Nov. 18, 2010.

² Ibid; building permit dated July 18, 1996.

³ Wilhelmina A. Chipman, New York NY, to Julia D. Richardson, Hingham, 16 July 1930, Barnstable County Registry of Deeds (BCD) 476:46. This deed cites the estates of Barnabas H. Chipman, his wife Sarah C. Chipman (later Mayo), and Arthur C. Chipman as well as two prior deeds.

⁴ Cape Cod Co-operative Bank to Cape Cod Co-operative Bank, 15 February 1935, BCD 508:569. This deed states that the property is the same ten-acre parcel contained in E. E. Knowles, administrator estate Benjamin Atwood, to Barnabas H. Chipman, 8 October 1869, BCD 94:72, and James S. Hatch et al to Sarah M. Chipman (aka Sara Chipman Mayo), 3 July 1889, BCD 211:244.

⁵ Rupert and Alla Emerson to Fred P. and Esther F. Turner, 9 August 1947, BCD 677:598; Emersons to Turners, 25 March 1948, BCD 691:181.

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in the Eastham household of Fred P. and Alice M. Turner in 1930. Warren Turner owned the subject property until 1978, when he sold it to current owners Herbert M. and Claire L. Philbrick of Rocky Hill, Connecticut, who placed the property in a family trust in 2002.⁶

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MAPS

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⁶ Fred P. and Esther F. Turner to Henry J. McCusker, 18 April 1958, BCD 1003:217; Henry J. McCusker to Warren and Hattie Turner, 2 February 1960, BCD 1355:65; Warren B. Turner to Herbert M. and Claire L. Philbrick, 14 December 1978, BCD 2841:177; Philbricks to Philbricks as trustees Philbrick Family Nominee Trust, 4 December 2002, BCD 16560:39.

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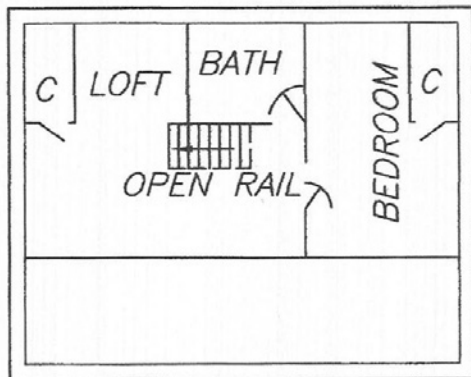
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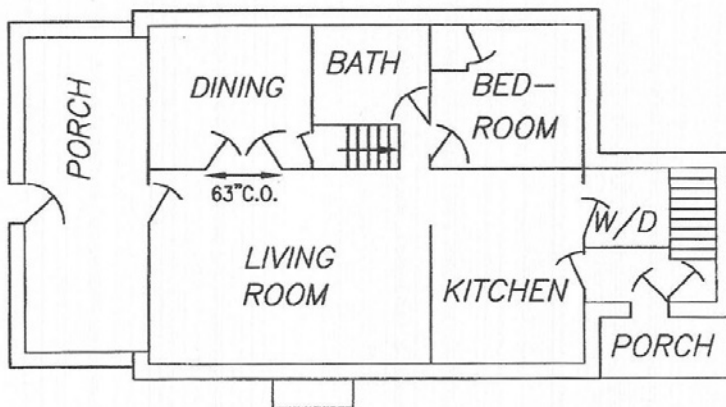
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SUPPLEMENTARY IMAGES

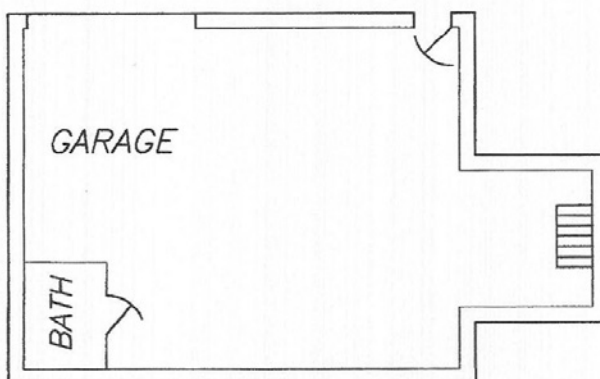


370 MILL ROAD
EASTHAM, MA
EXISTING DWELLING
AUGUST 16, 2010
REV. NOV. 8, 2010
(NTS)

2ND FLOOR



1ST FLOOR



CELLAR

Plans submitted in support of variance request for placement of well/septic; approved Nov. 18, 2010.

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)

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View from northwest. Note the edge of the shed-roofed dormer on the left side of the roof.



View from west.